

# Denny's

## Humble, TX

**Stan Johnson Company** is pleased to offer for sale this single-tenant Denny's property located in Humble (Houston), TX. This investment features a rare 25-year absolute triple-net lease that calls for strong 8% increases every five years. The lease will be signed and guaranteed by RRH-Den, LLC, which operates 21 locations and is part of The Rucker Restaurant Group. The Rucker Restaurant Group is an experienced operator and is comprised of 94 restaurants and growing, including both Jack in the Box and Denny's in Arizona, Texas and Florida. This location has been in business for 40+ years showing it is an established Denny's location.

### Investment Highlights

- Rare 25-Year Absolute NNN Lease, to Commence at the Close of Escrow
- 8% Rental Increases Every 5 Years
- Strong Sales Projections through Year End 2021
- 94-Unit Restaurant Operator with \$155 Million in Projected Revenue for 2021
- Healthy Tenant Financials
- Densely Populated Area - Over 142k People in a 5-Mile Radius
- Projected 5-Year Population Growth of 9.76% in a 5-Mile Radius
- Excellent Traffic Counts on Interstate 69 (174k+ VPD)



Offering Price  
**\$3,200,000**



Cap Rate  
**5.00%**

[Click Here for  
Offering Memorandum](#)

For more information, contact:

#### **Chris Lomuto**

Associate Director  
clomuto@stanjohnsonco.com  
+1 415.610.5230

#### **Milo Spector**

Associate Director  
mspector@stanjohnsonco.com  
+1 415.610.8970

#### **Matt Lipson**

Associate Director  
mlipson@stanjohnsonco.com  
+1 503.468.7503

In Association With:  
James William Gibson  
TX Lic. #392926

#### **Stan Johnson Company**

2121 N. California Blvd  
Suite 290  
Walnut Creek, CA 94596

stanjohnsonco.com



**Stan Johnson Co.**